



HOWARD COUNTY HISTORIC PRESERVATION COMMISSION

ELlicott City Historic District ■ LAWYERS HILL Historic District

3430 Court House Drive ■ Ellicott City, Maryland 21043

Administered by the Department of Planning and Zoning

www.howardcountymd.gov

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May Minutes

Thursday, May 5, 2016; 7:00 p.m.

The forth regular meeting for the year 2016 of the Historic Preservation Commission was held on Thursday, April 7, 2016 in the C. Vernon Gray Room located at 3430 Court House Drive, Ellicott City, Maryland. Mr. Allan Shad moved to approve the April 7, 2016 minutes. Ms. Eileen Tennor seconded. The motion was unanimously approved.

Members present: Allan Shad, Chair; Eileen Tennor, Vice-Chair; Drew Roth, Secretary; and Erica Zoren

Absent: Bruno Reich

Staff present: Samantha Holmes, Beth Burgess, Dan Bennett, Lewis Taylor, and Yvette Zhou

PLANS FOR APPROVAL

1. 15-70c – 1805 Marriottsville Road, Marriottsville HO-191
2. 16-16 – Ellicott City Historic District (Main Street, Ellicott Mills Drive, Parking Lots A, B, C, D, E, F and Courthouse Lots)
3. 16-17 – 3711 Maryland Avenue, Ellicott City
4. 16-18 – 8081 Main Street, Ellicott City (awning)
5. 16-19 – 2106 McKendree Road, West Friendship HO-192
6. 16-20 – 2325 Route 97, Cooksville, HO-276
7. 16-21 – 3612 Fels Lane, Ellicott City
8. 16-22 – 8355 Court Avenue, Ellicott City
9. 16-23 – 6195 Lawyers Hill Road, Elkridge
10. 16-24 – 3578 Sylvan Lane, Ellicott City
11. 16-07 – 8081 Main Street, Ellicott City (siding, continued from April)
12. 16-14 – 8318 Forrest Street, Ellicott City (continued from April)
13. 16-25 – 3713 Old Columbia Pike, Ellicott City
14. 16-08 – 8505-8507 Main Street, Ellicott City (continued from April)

CONSENT AGENDA

15-70c – 1805 Marriottsville Road, Marriottsville HO-191

Final tax credit claim.

Applicant: Michelle Levey

Background & Scope of Work: This property is listed on the Historic Sites Inventory as HO-191. According to MDAT, the house dates to 1850. On December 3, 2015 the Applicant was pre-approved to replace gutters and scrape, clean and repair the metal roof. The application states that \$9,300.00 was spent on eligible, pre-approved work. The Applicant seeks \$2,325.00 in final tax credits.

Staff Comments: The work complies with that pre-approved on December 3, 2015 and the cancelled checks add up to the requested amount of \$9,300.00.

Staff Recommendation: Staff recommends Approval of final tax credit as submitted for \$2,325.00.

Testimony: There was no testimony.

Motion: Mr. Roth moved to approve per Staff recommendations. Ms. Zoren seconded. The motion was unanimously approved for final tax credits.

16-16 – Ellicott City Historic District (Main Street, Ellicott Mills Drive, Parking Lots A, B, C, D, E, F and Courthouse Lots)

Install signs. Streetscape funds.

Applicant: Karen Besson, Ellicott City Partnership

Background & Scope of Work: The Applicant proposes to install 40 vertical vinyl pole banners throughout the Ellicott City Historic District to promote the town. The banners will be 24 inches wide by 48 inches high, for a total of 8 square feet. The banners will contain the logo for the Ellicott City Partnership (ECP). One side of the banners will have a blue and white background and say: "Old Ellicott City, Individually Crafted Since 1772" as shown below. The other side will have a magenta background with blue and white art and white text. That side will rotate through four designs, highlighting the major attractions of 'History, Dining, Boutiques and Art.' The banners will be installed on existing light poles. The hardware on the poles will be changed out to be one standard type, as it differs on some of the poles in town.



Staff Comments: The ECP logo and Old Ellicott City designs were commissioned last year when the Ellicott City Partnership hired Ashton Designs to create a branding program for the Partnership and Ellicott City. The designs submitted are a result of that project and conform to the style guide created by Ashton Design for the use of the logos.

Staff has worked with the Partnership on these banners, which will utilize some of the Ellicott City Streetscape funds that DPZ was awarded through the Community Legacy Grant. The banners will be installed on existing poles, which complies with Chapter 11.D recommendation, “limit the number of freestanding poles to minimize streetscape clutter.” New poles will not be added, so additional streetscape clutter will not be created. Chapter 11.D also recommends, “Design signs of a particular type (e.g. all street name signs or all signs directing visitors to parking areas or public buildings) with a consistent style, lettering, size, color and logo.” As mentioned above, these pole banners were designed according to a style guide created by Ashton Designs specifically for the ECP’s use of the branding and logo scheme. The use of the banners will therefore be consistent throughout town.

The design of the banners complies with Chapter 11 recommendations for signs, such as “use simple, legible words and graphics, keep letters to a minimum and the message brief and to the point, and use a minimum number of colors, generally no more than three.”

Staff Recommendation: Staff recommends Approval as submitted.



Figure 1 - Proposed banners



Figure 2 – Creation of logo from ECP Style Guide

Testimony: There was no testimony.

Motion: Mr. Roth moved to approve per Staff recommendations. Ms. Zoren seconded. The motion was unanimously approved.

16-17 – 3711 Maryland Avenue, Ellicott City

Alterations to plaza. Streetscape funds.

Applicant: Ellicott City Partnership

Background & Scope of Work: The plaza is located in the Ellicott City Historic District in front of the B&O Railroad Museum. The Applicant proposes to make exterior alterations to improve the functionality of the public space. The Applicant proposes to install 3 new black metal tables, 5 benches, 3 bike racks and 2 planters. Three of the benches will directly replace the existing 3 benches that are by the entrance of the B&O Railroad museum. The existing benches are worn and do not have backs. The new benches will have a black metal frame with composite boards with a railing in between to prevent the public from sleeping on the benches. The remaining 2 benches will be placed in the open plaza area adjacent to Main Street and Maryland Avenue. The 3 tables will be located in this same area to provide seating for visitors and a lunch area for school children who visit the museum. The 2 planters will be placed parallel to Main Street to buffer the traffic from this pedestrian area.



Figure 3 - Proposed table or similar style

Staff Comments: The application complies with Chapter 10.C recommendations for street furniture, “use street furniture that is simple in design and constructed of traditional materials such as wood and dark metal” and “particularly along the commercial section of Main Street, place street furniture in areas where the sidewalk is wider or where adjacent public open space (such as the plaza next to the railroad museum) provides a more spacious public environment.” The tables and benches will be constructed out of black metal and a composite that looks like wood. The Applicant has found the composite material wears better over time than the wood benches. The tables will match or be very similar to the tables pictured above, which were used at the Courthouse in July 2014. The benches will match or be very similar to others installed along Main Street.



Figure 4 - Site area

Staff Recommendation: Staff recommends Approval as submitted.

Testimony: There was no testimony.

Motion: Mr. Roth moved to approve per Staff recommendations. Ms. Zoren seconded. The motion was unanimously approved.

16-18 – 8081 Main Street, Ellicott City

Install retractable awning.

Applicant: Double R Ventures LLC

Background & Scope of Work: According to MDAT the building dates to 1890 and the rear second story addition and deck date to 2000. This property is located in the Ellicott City Historic District. The Applicant proposes to install a retractable awning in a forest green color on the rear of the building over the deck. The awning will have a straight edge.

Staff Comments: The application complies with Chapter 6.L recommendations, “when installing awnings or canopies, use shed-style awnings that are scaled appropriately for the building size and window spacing. Awnings should be made of nonreflective canvas or another strong fabric, in a color compatible with the building façade.” This awning will have a shed style straight edge valance and will be a dark green canvas that matches the green shutters on the building. The awning will also be installed on the rear of the building which is a modern addition. As the awning is retractable it will not need to be out all of the time, which should also help the awning wear better over time.



Figure 5 - Rear of 8081 Main Street

Staff Recommendation: Staff recommends Approval as submitted, subject to the awning being continuously monitored for signs of aging and either replaced or taken down at that time.

Testimony: There was no testimony.

Motion: Mr. Roth moved to approve per Staff recommendations. Ms. Zoren seconded. The motion was unanimously approved.

REGULAR AGENDA

16-19 – 2106 McKendree Road, West Friendship, HO-192

Advisory Comments for Subdivision

Applicant: Pete Podolak

Background & Scope of Work: This property is listed on the Historic Sites Inventory as HO-192, Friendship Pines. This house was constructed around 1908 and was the parsonage for Doctor Shipley of the McEndree Methodist Episcopal Church. The house was designed after his wife's home in Georgia. The Applicant proposes to subdivide the 7.74 acre property into two equal tracts of 3.87 acres each. The land is zoned RC-DEO. The Applicant proposes to retain the recently rehabilitated historic house on its original setting on one lot. The proposed plans call for the historic house to retain its original circular driveway with the brick entrance walls and piers. The new, vacant lot is proposed to have its own separate driveway further down Route 144, but the Applicant needs a waiver petition approved to accomplish this.



Figure 6 - Site

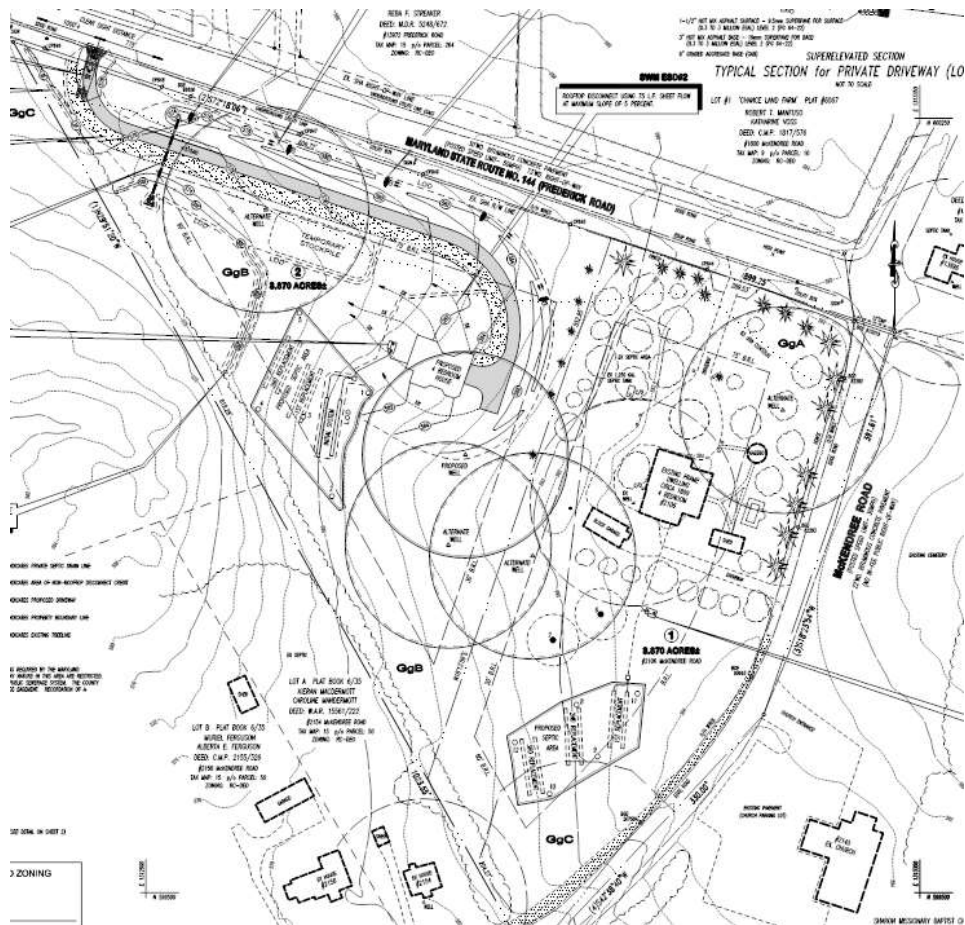


Figure 7 - Proposed subdivision

Staff Comments: Staff supports the design of the plans as submitted. The historic house will be situated on its own lot, which will retain the historic setting to include vegetation and the driveway entrance brick walls and piers. The proposed plan complies with Section 16.118 of the Subdivision and Land Development Regulation for the protection of historic resources, “historic buildings, structures and landscape features which are integral to the historic setting should be located on a single lot of suitable size to ensure protection of the historic structure and setting” and “access to the historic property should be via its existing driveway, wherever possible.” The proposed lot size will encompass all environmental features that are associated with the house and the original circular driveway will remain functional.

Section 16.118 states, “the new subdivision road should be sited so that the lot layout does not intrude on the historic resources. The road should be oriented so that views of the historic property from the public road are of its primary façade.” As proposed, the driveway for the vacant lot will not intrude on the historic house. However, if the plan had to be altered for a use-in-common driveway, the historic setting would be irreversibly destroyed as it is likely the brick entrance walls and piers, as well as mature landscaping, would need to be removed.

Staff Recommendation: Staff recommends the Commission endorse the plan as submitted, which preserves the historic house in its historic and environmental setting.

Testimony: Mr. Shad swore in Mr. Bill Aldridge. Mr. Shad asked if there were any additions or corrections to the Staff comments. Mr. Aldridge requested the Commission review drawings of driveway

proposed for the new lot. He explained that location has the safest access point that meets all the County's stop distance criteria. Mr. Aldridge said that if a waiver is denied and a common driveway is constructed, it will destroy the historical aspect of the property. Ms. Zoren recommended placing the garage on the left/western side of the new building so that it is less visible from the historic house. She said the new placement will also reduce length of pavement and sight disturbance. Mr. Aldridge explained that the garage should be on high side, not on low side, for drainage. He said that it could be done, but does not lead to optimum situation for the homeowner. Ms. Tennor asked what the difference in elevation was from the proposed home. Ms. Zoren said it looked to be about 2 feet different. Ms. Tennor stated that she agreed with Ms. Zoren's suggestions for reducing the amount of paving and visibility of the garage elevation.

Mr. Allan Shad sworn in Shelly Levey. Ms. Levey explained that she was at the property that day. She said that if the proposed garage is built, it will be intrusive on the patio of the historic house. Mr. Taylor stated that the house is not located in a historic district and the Commission is providing advisory comments. The Commission agreed that the garage should be on the opposite side of the proposed new house.

Motion: The Commission was in agreement that it would be more desirable to have the garage built on the opposite side of the house, which would reduce the paving and preserving the view from the neighboring historic home. The Commission also supported the historic house being subdivided on its own lot and found that a use in common driveway would not be appropriate.

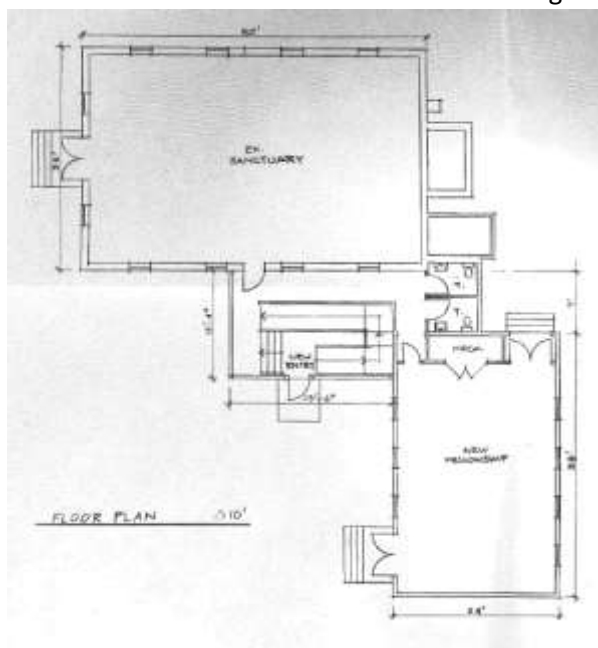
16-20 – 2325 Route 97, Cooksville, MD HO-276

Advisory Comments for Church Addition

Applicant: Charles Dorsey

Background & Scope of Work: This property is listed on the Historic Sites Inventory as HO-276, Mt. Gregory United Methodist Church. According to the Historic Sites Inventory form the current church dates to 1898-1902. The Applicant seeks Advisory Comments for the addition and site development plan. The site is also listed on the Cemetery Inventory as site 14-7. There is a note in the Cemetery Inventory that states that the cemetery was paved over when the parking lot was paved.

The Applicant proposes to construct a side addition to the church that will consist of ADA accessible restrooms and a small addition to the existing church building, as shown below.



8 **Figure 9 - Aerial of historic church**

Figure 8 - Existing and proposed addition

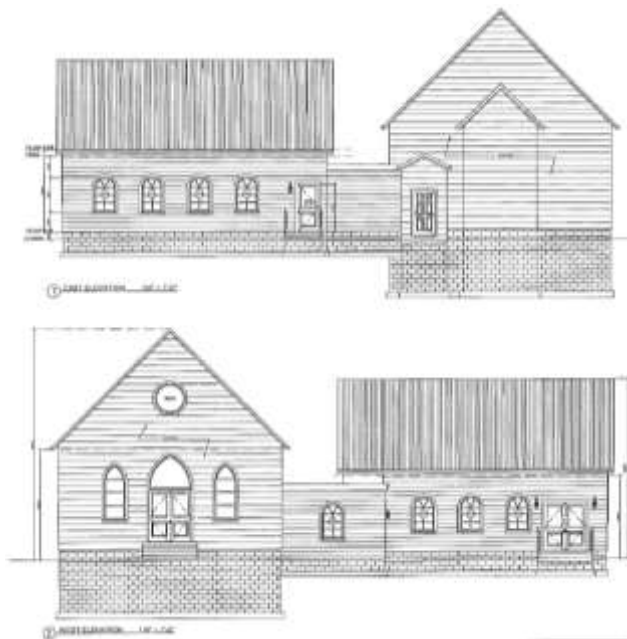


Figure 10 - Proposed addition

The application explains that there will be no exterior changes to the existing historic church and that the proposed addition is being added to provide first floor ADA accessible bathrooms for the congregation, as well as providing a small classroom for religious education. The siding on the proposed addition will be an 8 inch HardiePlank lap siding. The historic church is currently covered in asbestos siding. The windows for the proposed addition and connecting vestibule will be arched windows to complement the existing pointed arch Gothic style windows on the historic church. The roof will be gray asphalt shingles to complement the gray metal roof on the church. The foundation will be poured concrete with a brick pattern to complement the existing church foundation.

Staff Comments: The addition complies with the Secretary of the Interior Standards for Rehabilitation, “new additions, exterior alterations, or related new construction shall not destroy historic materials, features and spatial relationship that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment” and “new additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.” The addition will be on the side of the church and will only minimally affect the historic structure. The historic structure has been covered in asbestos siding for many years, but most likely has German lap siding underneath. The proposed HardiePlank lap siding for the new addition is compatible, but distinctive, from the asbestos and underlying wood lap siding. The arched windows are also compatible with the pointed arch Gothic windows on the historic church, without being an exact replication. The overall proposed design and scale of the addition is secondary in size and placement to the historic church. Staff finds the addition is complementary to the historic church building.

Section 16.118 of the County Code states, “Cemeteries should be dealt with in accordance with subtitle 13 of this title. In any case, no grading or construction shall be permitted within 30 feet of a cemetery boundary or within ten feet of individual grave sites.” Staff does not know where the information from the Cemetery Inventory originated from or when it dates to. However, if any graves are found during construction, the Applicant needs to stop building and contact the Department of Planning and Zoning (DPZ).

Staff Recommendation: Staff has no objection to the proposal, but advises the Applicant to confirm in advance of construction that there are no gravesites within the construction area.

Testimony: Mr. Shad swore in Mr. Charles Dorsey. Mr. Shad asked if there were any additions or corrections to the Staff comments. Mr. Dorsey stated he spoke to all of the elders at the church and that to the best of their knowledge there is only one cemetery on the south side of the property near Route 97. Mr. Lewis Taylor asked if the cemetery is still being used. Mr. Dorsey said it is no longer used and there are no visible grave markers at the cemetery. Mr. Dorsey showed the Commission a photo taken in 1946, which shows the Cooksville School at the location of the proposed addition with a paved parking lot.

Ms. Burgess stated the Cemetery Preservation Advisory Board is aware of the construction and is researching the history. Ms. Burgess will notify Mr. Dorsey if any new information is found. Mr. Taylor said that if anything is found during construction, that there are State laws that need to be obeyed. Ms. Zoren and Mr. Bennett suggested doing test digs to prevent a stop in full scale construction if graves are found.

Mr. Allan Shad sworn in Don Reuwer who explained that developers use ground penetrating radar to determine if there are any graves.

Ms. Zoren stated that she finds the new rounded arched windows are competing with the pointed arched windows on the church. Mr. Dorsey said the original windows could never be duplicated exactly. Ms. Tennor recommended using plain, square windows so they wouldn't compete. Mr. Dorsey stated the proposed arched window would be consistent with the church, but that they are open to the Commission's recommendation of square windows.

Mr. Dorsey explained they just received notification from BGE that they have to upgrade the service line from Route 97 into the church and it will cost around \$20,000. Mr. Dorsey said they now have some issues with the cost of the fiber cement lap siding, which is three times the cost of vinyl siding. The architect has recommended using an 8-inch vinyl instead of the fiber cement board. Mr. Roth said the Applicant may regret using vinyl over time. Ms. Zoren asked if the contractor has looked at other fiber cement products, as the proposed Nichiboard is one of the most expensive brands. Mr. Dorsey said he will ask the architect for suggestions. Mr. Taylor asked the Commission if the fiber cement was a better product than the vinyl siding. The Commission members confirmed that fiber cement is better. Mr. Shad said vinyl is not preferred, but he finds the proposed arched windows will complement the historic building.

Motion: There was no formal motion.

16-21 – 3612 Fels Lane, Ellicott City

Install solar panels.

Applicant: Gailen Wensil-Strow

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the house dates to 1900. The Applicant proposes to install 22 solar panels on the roof. The application states that the panels will be ballasted and not in view from the front of the house and that no alterations will be made to the house.

Staff Comments: Staff had several questions on the application to which the home owner, Doug Wilson, responded. Mr. Wilson stated that he has a shed roof so that the back of the house is angled to the south and the panels will lay almost completely flat on the roof. Mr. Wilson said that he has a rubber roof so the solar panels will have a ballast system (weights) to keep the panels down. He explained that

because the pitch is very slight and the panels don't need to be angled, not that much weight will be needed. Staff asked what the setback would be from the edge of the roof and Mr. Wilson replied that the panels will be set back 3 feet all around the roof. Staff inquired if the roof had a parapet wall, in trying to understand the visibility of the panels. Mr. Wilson said that the roof does not have a parapet wall, but that due to the angle it would be hard to see him standing on the roof unless he is at the edge. He said that the panels should be completely invisible from the front or side of the house.



Figure 11 - Front of house from Fels Lane



Figure 12 - Side of house from Fels Lane

Staff Comments: The proposed solar panels comply with the Guidelines for the use of Solar Panels and Other Solar Devices, “add solar panels on roof surface not visible from a public way” and “set solar panels...back from the edge of a flat roof to minimize visibility. Panels and devices may be set at a pitch and elevated, if not highly visible from public streets.” As explained by the owner, the panels will sit almost flat due to the pitch of the roof and will be set back 3 feet from all sides of the roof and should not be visible. The Guidelines for solar panels also recommend against “removing historic roofing materials in order to add solar panels.” This building has a rubber roof, which is not historic, so no historic roofing materials will be disturbed. The Guidelines also recommend, “use solar panels and solar devices that are similar in color to roof materials.” This roof appears to be a lighter colored roof and the solar panels are black so they will not blend with the roof. There is some visibility of the rear of the structure from Ellicott Mills Drive, but it will be seasonal visibility when the trees are not in bloom.

Staff Recommendation: Staff recommends Approval as submitted, contingent upon the panels not being visible from Fels Lane.

Testimony: Mr. Shad swore in Douglas Wilson. Mr. Shad asked if there were any additions or corrections to the Staff comments. Mr. Wilson stated he had no comments, but could answer any questions. Ms. Tennor asked about the staff recommendation being contingent upon the panels not being visible and what the process will be to ensure that. Mr. Taylor stated that if the application is approved based on the fact the panels are invisible from street view, but are visible once constructed, then it becomes a zoning violation. Mr. Wilson explained that it is a 3-story home and that they would not be visible on the roof unless he was standing at the edge.

Motion: Ms. Tennor moved to approve as submitted, contingent upon the solar panels not being visible from Fels Lane. Mr. Roth seconded. The motion was unanimously approved.

16-22 – 8355 Court Avenue, Ellicott City

Exterior alterations. Tax credit pre-approval. Façade Improvement Program funds.

Applicant: Judi Miller

Background & Scope of Work: This building is located in the Ellicott City Historic District. According to the Historic Sites Inventory form the historic building dates to 1885. The addition (the structure on the left, if looking at the building) dates to 1984. According to the Historic Sites Inventory form, “this building sits in the midst of five frame buildings on the south side of Court Avenue, opposite the Howard County Courthouse, known as Lawyer’s Row.” In 1984 the building on the left was constructed.



Figure 13 - Front of building

The Applicant proposes to make the following repairs and alterations and seeks tax credit pre-approval and Façade Improvement program funds for some of the work:

Entire Building

- 1) Scrape all siding and trim, repair or replace rotten wood as needed. Paint lap siding Sherwin William Web Gray. Tax credit pre-approval for historic building.
- 2) Repair and replace gutters with K style gutters and white downspouts. Tax credit pre-approval for gutters on historic building.

1984 Side of Building

- 1) Replace wood hand rail with black metal handrail, railing to match proposed rear deck and French balcony.

Front Elevation

- 1) Paint lap siding Sherwin William Web Gray, shingles Sherwin Williams Network Gray, trim Sherwin Williams snowbound and shutters Sherwin Williams Tricorn Black. Tax credit pre-approval for historic building.
- 2) Repair or replace basement window. Tax credit pre-approval for the work.
- 3) Replace the front door with a period design ¾ lite wood door over 1 panel with tempered antiqued glass and a transom above.
- 4) Remove 1.67 feet of paving from parking area at front, which is encroaching on property. Provide curb to direct water away from foundation and landscape as needed to assist in storm water management. Tax credit pre-approval for the work.
- 5) Repair or replace shutters as needed, replace with composite wood shutters. Add shutter dogs and hinges. Tax credit pre-approval for historic building.
- 6) Add new window heads to the eight front windows.
- 7) Replace 2:2 wood windows on 1984 addition with simulated divided lite aluminum clad wood 2:2 windows, to match the windows on the historic portion (which have already been replaced with aluminum clad wood).

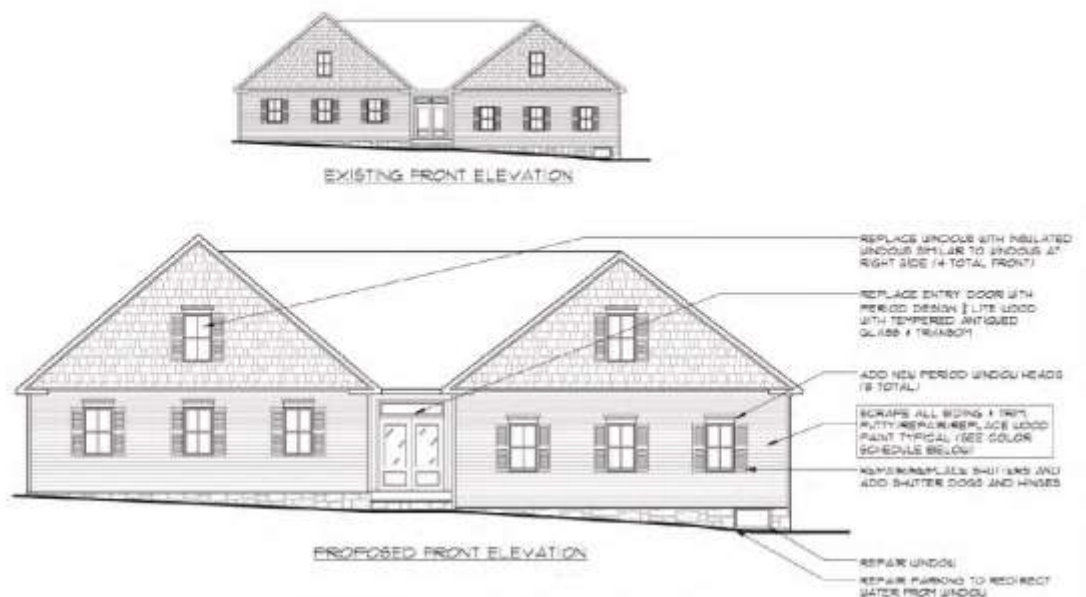


Figure 14 - Proposed alterations to front

Rear Elevation

- 1) Replace paired windows with steel double French full lite doors and black metal balcony.
- 2) Construct new 10x20 deck in place of recently removed deck. The deck will be constructed with pressure treated lumber and Azek decking in the color Morado or Acacia and have the same black metal railing as the French balcony.
- 3) Replace 2:2 wood windows on 1984 building with simulated divided lite aluminum clad wood 2:2 windows.



Figure 15 - Proposed alterations to rear

Staff Comments: The historic sites inventory form states, “these five simple frame law offices form what has traditionally been known as Lawyer’s Row. They comprise together one of the most picturesque streetscapes in Ellicott City and are dependent architecturally one to another.” While the historic building has been altered by the addition of the new building, Staff finds the new building was constructed to complement the existing historic building and neighboring buildings in relation to scale, detail and material. The application generally complies with Chapter 6 of the Guidelines. The repair and replacement of damaged siding complies with Chapter 6.D recommendations, “maintain, repair and protect wood siding, wood shingles or long construction” and “when necessary, replace deteriorated wood siding or shingles with wood siding or shingles that match the original as closely as possible.” Staff finds the repair and replacement of rotten siding and painting of



Figure 16 - Neighboring buildings on Court Avenue

siding and shingles on the historic building is eligible for the tax credits per Section 20.112 of the County Code.

Chapter 6.J recommends, “maintain and repair original shutters, blinds and hardware” and “for replacements, install shutters or blinds that maintain the size, style and placement of the original.” The Guidelines also state, “install shutters or blinds of painted wood.” The Applicant proposes to use a composite wood material. Staff finds the use of a composite wood material does not comply with the Ellicott City Design Guidelines or the Façade Improvement Guidelines, which recommend against, “removing and replacing historic building materials with modern building materials.” The current shutters are screwed into the building and are not operational. By installing new hinges and shutter dogs, the shutters will become functional again, which complies with Chapter 6.I of the Guidelines. Staff recommends tax credit pre-approval for the shutter hardware, shutter repair and for any replacement using wood shutters (tax credits only apply to historic building).

Staff recommends against the replacement of the wood windows with the aluminum clad windows on the 1984 building. Chapter 6.H recommends, “maintain and repair original window openings, frames, sashes, sills, lintels and trim” and recommends against replacing “sound wood windows and frames, even if paint, putty and glazing need repair or replacement.” Additionally the Façade Improvement Program Design Guidelines state, “replace modern features...with historic, traditional building materials” and recommends against, “removing and replacing historic building materials with modern building materials.” While the windows on the historic building may be aluminum clad wood, Staff cannot find any record that this was an approved change. When the new building was constructed, it seems a lot of care went into using historic building materials, such as wood siding and windows. Staff finds the replacement windows on the historic building stand out as modern replacements with an obvious simulated divided lite and should not be replicated on the building.



Figure 17 - 1977 photo prior before addition

When the addition was originally constructed, the windows were shown with pediments/window heads, but those were specifically not approved at that time. Likewise, Staff finds the addition of that decorative element is not historically appropriate as it was not found on this building prior to the addition, nor is it found on the neighboring buildings. Staff recommends denial of the pediment/window heads.

The Applicant proposes to install a $\frac{3}{4}$ lite over 1 panel wood door with a 1 lite transom above. The inventory form for this building, which dates prior to the addition, states, “Its central rectangular cross paneled doorway is surmounted by a two lite transom and flanked by rectangular double hung windows with two over two lites.” Staff recommends the Applicant install a two lite or four lite transom, which would be more historically in-keeping



Figure 18 - 1970s photo of front door

with the structure prior to the alterations. The original drawings for the addition show a 4 lite transom over double 4 panel doors. It is unknown if the building was constructed differently from the approved plans or if it was altered later on. There are several photos of this building before the addition was constructed that show the original 5 panel door. Chapter 6.G recommends, "Replace inappropriate modern doors with doors of an appropriate style. If documentary evidence of the original door is available, choose a new door similar to the original. Otherwise, use a door appropriate to the period and style of the building." Staff has no objection to the proposed ¾ over 1 panel door, which is not replacing the original door (as the original door was converted to a window when the addition was built). However, Staff finds it would also be appropriate to either use a 5 panel door, or a ¾ lite over 2 panels in respect to the original door on this building.

The application indicates there was a rear deck recently removed. There is no paperwork in the file relating to the construction of this deck. The Applicant proposes to install a new deck on the rear of the 1984 addition. The deck will be entered from the existing French doors. The deck will be constructed with pressure treated lumber and Azek decking in the color Morado or Acacia (both are medium tone natural wood colors). The deck will have a black metal railing, to match the railing on the side ramp and rear French balcony. The design of the deck complies with Chapter 7.B recommendations, "decks should not be added to a historic building's primary façade or a façade highly visible from a public way. They should be substantial in appearance having more of the character of a porch (avoid decks that appear to stand on 'toothpicks') and should be related in detail as much as possible to the style and character of the building." The black metal railings comply with Chapter 9.D recommendations for Walls, Fences, Terraces, Walkways and Driveways which calls for fencing to be of "wood or dark metal." The Guidelines otherwise do not specifically reference railings, but it is common to find black metal railings and fencing throughout the district.

The Applicant proposes to replace the front basement window on the historic building. Staff recommends the window be replaced with wood as recommended by the above mentioned guidelines. The Applicant also proposes to remove 1.67 feet of paving in order to install a curb and landscape area to direct water away from the historic building. Staff finds this work is eligible for tax credits per Section 20.112 of the County Code as it will protect the structural integrity of the building by directing water away from the foundation.

Staff Recommendation: Staff recommends:

- 1) Approval of 'Entire Building' Items 1 & 2 and tax credit pre-approval.
- 2) Approval of '1984 Side of Building' Item 1.
- 3) Approval of 'Front Elevation' Items 1-4 and tax credit pre-approval. Item 2 should be replaced with a wood window.
- 4) Approval of 'Front Elevation' Item 5 if wood, not composite is used and tax credit pre-approval.
- 5) Denial of 'Front Elevation' Items 6 & 7.
- 6) Approval of 'Rear Elevation' Items 1 & 2.
- 7) Denial of 'Rear Elevation' Item 3.

Testimony: Mr. Shad swore in Rich Radcliffe. Mr. Shad asked if there were any additions or corrections to the Staff comments. Mr. Radcliffe stated Ms. Judi Miller is onboard with all Staff recommendations. Ms. Zoren said she agreed with all Staff recommendations, but was concerned about the second floor rear balcony. She said the French balcony is out of character and should remain a window. Ms. Tennor agreed it would lose symmetry. Mr. Radcliffe explained that Ms. Miller would like more light into the office upstairs by installing the French doors and balcony. Ms. Zoren stated it would not gain much light. Ms. Tennor confirmed the French balcony is proposed for the new building and that there is a wood window there. Mr. Radcliffe said it is a wood window in that location.

Motion: Ms. Eileen Tennor moved to approve per Staff recommendations Numbers 1-7, with the exception of Number 6, Item 1. The Commission is denying the French balcony and the windows will remain. Ms. Zoren seconded. The motion was unanimously approved.

16-23 – 6195 Lawyers Hill Road, Elkridge

Exterior alterations.

Applicant: David Errera

Background & Scope of Work: According to SDAT this property dates to 1932. This house is located in the Lawyers Hill Historic District. The Applicant proposes to make the following exterior alterations:

- 1) Remove railroad tie retaining walls at the entrance to the driveway.
- 2) Build new Belgard Belair segmental retaining wall system in the color Sable Blend, which is a dark gray color. The segmental retaining wall system is made of precast concrete block.
 - a. The front section of the new retaining walls that run parallel to Lawyers Hill Road will be repositioned so that they are set back about 6 to 10 feet from the road to improve the line of sight for vehicles exiting the driveway.
- 3) Remove three trees on the east side of the driveway in order to build segmental retaining wall.
- 4) Install low voltage lights under the capstone of each wall and along the driveway on trees.
- 5) Install a low voltage transformer on the east corner of the house and bury low voltage power cable from the house to the low voltage lights.

The application states, “the Sable Blend is a dark gray color that was selected to harmonize with the color and texture of the stone that is used in the Thomas Viaduct.”



Figure 19 - Aerial of property

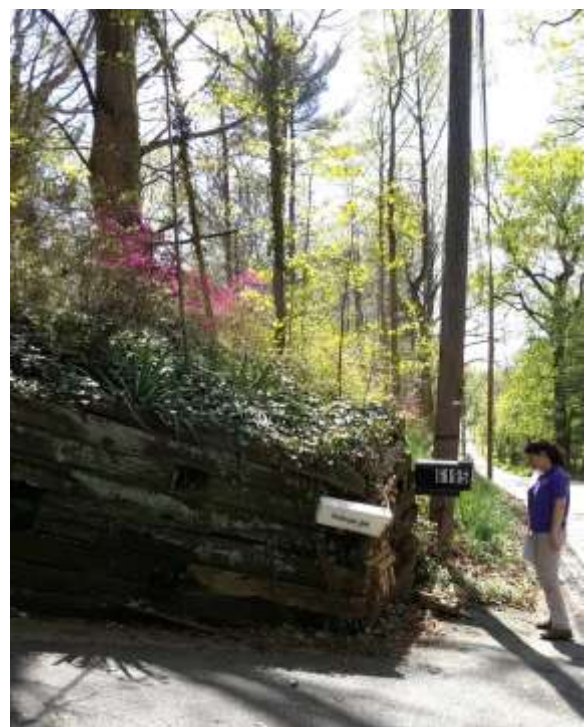


Figure 20 - Height of wall at street



Figure 21 – Existing driveway



Figure 22 - Existing driveway



Figure 23 - Panorama of driveway

Staff Comments: Chapter 9.D explains, “because homes in Lawyers Hill fit into the natural contours of the surrounding hills, the need for retaining walls has been minimized, and they occur infrequently within the District. Retaining walls in the District are generally low, brick or stone walls that have been built to form decorative structures such as a flower bed or water fountain. High timber retaining walls have been used at one driveway entrance to minimize the need to clear and grade the adjacent slopes. New retaining walls that will be visible from public roads or neighboring properties should be unobtrusive and constructed or faced with brick or stone.” Staff is concerned about removing the timber walls and replacing it with the concrete segmented wall system. The Guidelines recommend, “design new retaining walls to be low and constructed or faced with brick or stone.” Staff does not find the proposed material is appropriate as is it not brick or stone, but a concrete product. The Guidelines recommend against, “retaining walls faced with timber, concrete or concrete block, unless these walls are not visible from a public road or neighboring property.”

The Guidelines also recommend, “where higher retaining walls are required, consider using a series of short, stepped walls with landscape plantings rather than one single high wall” and “soften the appearance of highly visible new walls by planting vines or other landscape materials that will cover the wall.” Staff has inquired with the Applicant if he has considered grading the site to achieve either a lower wall, or no wall, or if he has considered terracing the wall to reduce the overall height of the wall. The Guidelines also recommend, “minimize the need for new retaining walls by designing improvements, including driveways and parking area, to minimize clearing and grading.” Staff finds this recommendation is unclear and does not know the intent of the statement as it seems contradictory. In this instance, slight grading would reduce the need for a high wall.

Staff has requested a plan of the proposed expansion on a plot plan to ensure the expansion will take place on the Applicant’s property, as the driveway is close to the property line. The three trees to be removed are large trees, most likely 12 inches or greater at diameter breast height. However, their removal for the expansion and setback of the driveway apron would not be an intrusive change as the area is wooded. The Guidelines recommend retaining trees and minimizing the “removal of mature trees and shrubs and provide for their replacement with similar species whenever possible.” As this site is wooded, Staff does not find their in-kind replacement is necessary, but would recommend planting

trees or shrubs in their place if possible. The azaleas will most likely need to be removed, but Staff would recommend retaining them if possible or replacing any removed azaleas.

Staff Recommendation: Staff recommends the application be continued in order to determine the best solution for the replacement retaining walls.

Testimony: Mr. Shad swore in Dave Errera and Patti Robey. Mr. Roth recused himself since he lives next door to the Applicant. Mr. Errera explained that the reason for the project is that the timber retaining wall is deteriorating and also obstructs the view when pulling onto the road. They would like to replace the wood retaining wall with a more durable product and move the wall back so that it conforms to the slope of the hill. Mr. Errera explained that they chose the proposed wall and color, trying to stay in character with the Thomas Viaduct because the stones have a similar face and color to this block. He explained that the weight of the stacked block keeps the soil in place. He said the wall is 5.5- to 6 feet on either side of the driveway and that a geo grid fabric will need to be installed behind the wall to stabilize the soil.

Mr. Errera stated the east side of property is close to the property line and he walked the property with Mr. Roth, his next door neighbor. He said the three trees proposed to be removed are on his side of the property and the large tree that will be retained is on Mr. Roth's property. Mr. Errera showed some sketches the contractor mocked up, but said he would not have engineered drawings created until the wall designs are approved by HPC. Mr. Errera submitted a quote for the walls that allow landscaping within the wall, but said that would encroach on Mr. Roth's property and was expensive. He said that terracing the walls also ends up encroaching on the property line.

Mr. Shad asked if other materials were considered. Mr. Errera said brick, poured concrete, and pressure treated wood could all be done, but that most retaining wall construction uses the proposed product. Mr. Shad said the problem with the Belgard wall is that the blocks are all the same shape and color, which is not appropriate in the Historic District. Ms. Tennor asked if the proposed wall material has mortar lines. Mr. Errera said it is a mortar less product and explained that the weight of the material and geogrid behind that holds the wall together. Ms. Zoren asked if the 6 to 10 feet where the wall is being moved back is being paved. The Applicant said that eventually the driveway will be paved asphalt but will just be crushed bluestone for now. Ms. Holmes advised that paving is subject to approval and a future application. Ms. Tennor asked if the retaining wall will be higher because the land rises as the wall is moved away from the road. Ms. Errera said it may be slightly higher. Mr. Errera said the wall will be about 6 feet at the highest point and 5.5 feet on the east side.

Ms. Burgess asked for clarification of the exhibit of the plan view where it says, 2, 8, 12 and 16 asked what the measurements were. The Applicant stated these are distances in feet of landscaping.

Ms. Holmes asked if the lighting of trees would be up-lighting or down-lighting. Mr. Errera passed out the LED landscaping lights that would go under the capstones. He said they would be spaced under the stone cap stone every 6 to 8 feet. He said the trees would be down-lighted and it would be a different fixture. He said the tree lights would be low voltage LED, but the fixture has not been selected yet.

Mr. Bennett, Mr. Shad and the Applicant discussed drainage weep holes in the wall.

Ms. Zoren stated that she was against the proposed material being used in the Historic District. She explained that it might look okay in the one block, but it looks industrial once the 6 foot high wall is constructed. She said it looks too modern and monotone. Ms. Zoren said that natural stone is more suitable, as there are variations in stone size and color. Mr. Errera said that natural stone is not strong

enough for this project. Mr. Shad explained that Ms. Zoren is suggesting a facing on a concrete wall. Mr. Errera asked what kinds of facings have been used in the past. He said the ones he has seen look artificial and do not look like natural stone. He asked if the Commission could suggest a product. Ms. Zoren said there are veneers that have improved over the years, such as Eldorado Stone, where a custom match can be made for a more natural look. Ms. Tennor confirmed that the Applicant has ruled out natural stone due to cost. He confirmed it was too expensive. Mr. Errera confirmed that Ms. Zoren was recommending a concrete wall. She said that she was recommending it as an option to consider. Ms. Burgess stated that she would like for the Applicant to research veneered walls. The Applicant said he is open to suggestions and would come back next month.

Motion: Mr. Taylor confirmed that all parties agreed to continue the application June.

16-24 – 3578 Sylvan Lane, Ellicott City

Exterior alterations to porch. Tax credit pre-approval. Façade Improvement funds.

Applicant: Susan Hade

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the house dates to 1905. The Applicant proposes to remove and rebuild part of the front porch in order to replace the deteriorating porch flooring. There are two quotes of work provided, as required by the Façade Improvement Program. However, the proposed work differs between the two applications. The proposed work from D.M. Delp Company includes:

- 1) Remove the existing front porch floor and rotten floor joists.
- 2) Remove the existing stucco knee wall. Build a new knee wall with a 4 inch gap at the bottom with stucco to match the posts and arches as close as possible.
- 3) Rebuild the four brick piers.
- 4) Replace rotten joists and install new heart wood yellow pine floor boards. Paint floor boards.
- 5) Post and arches will remain intact.
- 6) Remove and replace porch ceiling new yellow pine bead 1x4 board. Paint ceiling.

The other quote from Misha's Home Improvement Inc., is similar to the above quote, but has the following differences:

- 1) Demolish existing porch, stucco finish, ceiling wood planks and existing supports.
- 2) Build four new columns 8"x8" with rebar and concrete.



Figure 24 - Current front facade



Figure 25 - Porch flooring extends beyond knee wall

The Applicant also proposes to replace the front storm door, front door, transom and sidelights. The unpainted aluminum storm door would be replaced with a white Andersen aluminum full lite storm door. There is a division in the middle of the door where the screen and glass can nest. The four panel wood front door is proposed to be replaced with a 1 lite over two panel door. The sidelights would be replaced with 1 lite over 1 panel to match the proposed door. The proposed door, transom and sidelights would be a solid wood entry system with fir veneer and insulated glass.

Staff Comments: The quote from Misha's Home Improvement sounds as though the entire porch will be removed, but does not specify what the porch roof would be constructed with. Staff recommends the posts and roof remain intact, as proposed by the first quote. The wood is rotting due to the current construction of the porch with the knee wall hitting the flooring. The proposed quotes call for raising the knee wall 4 inches from the porch flooring. There were no drawings submitted showing the proposed alterations. Staff recommends the arch from the porch supports be carried through to the knee wall, as shown below, or that an alternative railing be used, such as one seen in the photo to the right of a similar style home.



Figure 26 - Similar style home with open porch railing



Figure 27 – Staff's suggested alterations for raising knee wall 4 inches off porch flooring

Chapter 6.F recommends, “maintain and repair porches and balconies, including flooring, ceilings, railings, columns, ornamentation and roofing, that are original or that reflect the building’s historic development” and “replace deteriorated features with new materials as similar as possible to the original in materials, design and finish.” The porch was most likely altered at some point, probably when the stucco was applied. It is unknown what the porch knee wall or railing design was prior. When the

knee wall is removed, it may be possible to see the style of railing prior to the building being covered in stucco. If this original railing is visible, it would be most appropriate to return to that style before using the two styles mentioned above.

There were obvious flaws in the construction of the porch, as the flooring should not extend beyond the closed knee wall. The intent of the repair/replacement is to match the existing style, but remediate moisture related problems. From the site visits, it is obvious there are water problems in the ceiling as well. The Maryland Historical Trust will most likely require the porch to be painted to match the existing as opposed to leaving it natural wood. Staff is concerned about using yellow pine to replace the porch, as it is likely to deteriorate quickly. Staff recommends the Applicant consider using a denser wood.

There was no explanation provided as to why a new front door, transom and sidelights are needed. Upon visiting the site, these elements appeared in good condition as they have been protected by the porch and storm door. Chapter 6.G recommends, "maintain and repair original doors, frames, sills, lintels, side lights and transoms; weatherstrip doors to reduce air infiltration" and recommends against, "unnecessarily replacing original doors and entrance features on historic buildings." The proposed storm door will improve the look of the façade and complies with Chapter 6.G, which recommends against using, "screen, storm or security doors that block the view of the main door or that have an ornate design out of character with the building. Using mill finish aluminum doors." The current door blocks the view of the wood paneled front door and is mill finish aluminum. The proposed Andersen storm door will not impede the view of the existing front door.

Staff Recommendation: Staff recommends:

- 1) A wood denser than yellow pine be used and that the porch be constructed with one of the three options presented above (arches at the bottom, open rails, or determining what the original style was). Staff recommends a color be finalized for the painting of the porch floor as it will most likely be required by MHT in order to utilize the Façade Improvement Program funds.
- 2) Denial of a replacement front door, sidelights and transom.
- 3) Approval of proposed storm door.
- 4) Approval of the work as proposed in Quote 1 from D.M. Delp Company and tax credit pre-approval for the work.
- 5) Denial of entirely removing the porch and columns.

Façade Improvement Program: Staff will approve the application for the Façade Improvement Program based on the approval from the Historic Preservation Commission and the Maryland Historical Trust, availability of funds and receipt of two quotes for the work. If approved, Staff will issue a pre-approval letter explaining the amount approved once the final bid is received. The pre-approval is contingent upon a final approval when the work is complete and availability of funds. Work cannot begin until a Certificate of Approval and Façade Improvement Program Approval have been received.

Testimony: Mr. Shad swore in Ms. Susan Hade. Mr. Shad asked if there were any additions or corrections to the Staff comments. Ms. Hade explained that when the contractors came to view the porch, they couldn't tell how rotten the wood was, which is why the two quotes are slightly different. For the wood flooring they are hoping to get reclaimed heart pine, not yellow pine. The heart pine is a harder wood. Ms. Hade passed out a paint chip sample for the wood porch floor, which is Colony Blue SC-11p, a gray similar to the existing. Ms. Hade also passed around a picture showing the interior of the living room and the front door that was there in 1971. She said the door was originally glass and that when her parents bought the house in 1971, the glass door was replaced with a solid wood door and it was not a historic door. Ms. Hade showed a picture of the original door to commission. Ms. Holmes asked if was possible to replace just the door instead of the entire unit, as the transom and sidelight are

shown in the photo. Ms. Hade said the door frame is not structurally sound anymore. Ms. Holmes asked why the quote says it is a solid wood door with a fir veneer. Ms. Hade stated she didn't know, but she told them she needed a wood door and this was recommended by the supplier. Ms. Hade said the door will be painted white. Ms. Holmes asked if there were more photos of the damaged door since MHT would request more photos. Mr. Roth reviewed the Staff recommendations with the Commission. He said the use of reclaimed pine and painting complies with the Staff recommendations. The Commission had no objection to the new transom and sidelights to be replaced in-kind, except for the door which will be replaced with a ½ lite door. The Commission agreed that the porch should not be removed entirely. Ms. Holmes asked the Commission their thoughts on the treatment of raising the knee wall four inches – using the arches, open rails or looking for the original design. Ms. Burgess showed the Commission page 19 of the Staff recommendation illustration, Figure 27. Ms. Burgess said the Applicant is ok to use the open arched porch, but does not want to remove of the extension of the porch knee wall at the center section. Ms. Zoren said the arches may need a support section at the center because of its length, so that it would be two arches on each side. Ms. Hade said the contractor didn't think that was necessary.

Motion: Mr. Roth moved to Approve:

- 1) The floor to be reconstructed with a wood denser than yellow pine; with arch openings at the bottom of the perimeter porch walls and the floor painted the color Colony Blue.
- 2) Approve the replacement of the front door as proposed and the transom and sidelights to be replaced in-kind.
- 3) Approve the proposed storm door.
- 4) Approved work as proposed in Quote 1 from DM Delp Company with tax credit pre-approval.
- 5) Denied entirely removing the porch and columns.

Ms. Eileen Tennor seconded. The motion was unanimously approved.

16-07 – 8081 Main Street, Ellicott City (continued from March and April)

Replace siding.

Applicant: Courtney Kehoe

Background & Scope of Work: According to MDAT the building dates to 1890. This property is located in the Ellicott City Historic District. The Applicant seeks approval to replace rotten wood lap siding on the back side of the building with LP Smart Guard engineered wood siding. The siding will be painted Benjamin Moore Raleigh Tan to match the existing.

Staff Comments: Chapter 6.D of the Guidelines recommends, “maintain, repair and protect wood siding, wood shingles or log construction” and “when necessary, replace deteriorated wood siding or shingles with wood siding or shingles that match the original as closely as possible in width, shape, and profile. Maintain the original shape and width of details such as cornerboards, cornices, and door and window trim.” Therefore Staff recommends the siding be replaced with wood siding to match the existing. The existing wood siding appears to be in good condition and there should only be limited replacement.



Figure 28 - Rear of 8081 Main Street

Staff Recommendation: Staff recommends the rotten wood siding be replaced with new wood siding to match the existing and the siding that is in good condition be sanded and primed for new paint.

Testimony: Mr. Shad swore in Mr. Reuwer. Mr. Shad asked if there were any additions or corrections to the Staff comments. Mr. Reuwer said he was fine with the Staff recommendation. Mr. Taylor confirmed it would be replacement in-kind and painted the same color, which is routine maintenance.

Motion: Ms. Tennor moved to Approve as recommended by Staff to replace the rotted wood siding, with new wood siding to match the existing. Mr. Roth seconded. The motion was unanimously approved.

16-14 – 8318 Forrest Street, Ellicott City (continued from April)

Install sign.

Applicant: Courtney Kehoe

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 2008. The property owner came before the Commission in April 2016 for approval to install a 6 foot high by 13.5 foot wide flat mounted sign and install three black metal gooseneck lights above the sign. The proposal from April is shown below. The Applicant has submitted a second version of the below sign with a lighter gray background.



Figure 29 - Proposed 56 square foot sign from April 2016

The Applicant has also submitted a previous, larger version of the flat mounted sign. This sign has a white background with black text and the green logo. Four gooseneck lights would illuminate this sign as shown to the right. This sign would be a total of 81 square feet.



Figure 30 – Proposed 81 square foot sign

The Applicant has submitted two alternative styles of signs, which are internally lit signs, shown below.

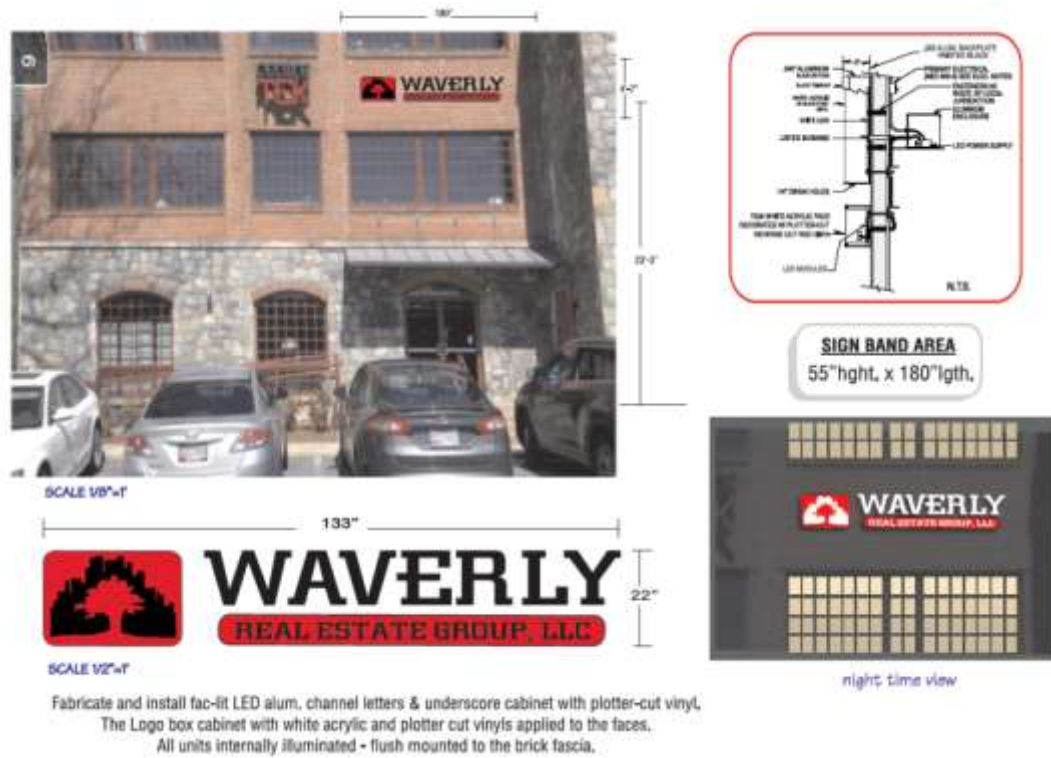


Figure 31 - Proposed internally lit sign



Figure 32 - Proposed internally lit sign

Staff Comments: The Applicant has been working with Staff on this proposed sign, before formally applying to the Commission. The original sign started at 144 square feet, then was reduced to 81 square feet and was submitted to the Commission at 56 square feet. The Applicant has now submitted an amended 56 square foot sign with a choice of two background colors and has submitted the 81 square foot sign for consideration. Chapter 11 of the Guidelines explains, "Because most of the historic district was developed during the 19th century, before automobile travel, the district is scaled to the pedestrian. Signs in the district should reflect this heritage and also be scaled to the pedestrian. Because the signs will be close to viewers, quality and detail are more effective than overwhelming size." Staff recognizes this building was built in 2008, is located at the far end of Parking Lot D and is one of the larger buildings in town. Chapter 11.B states, "in most cases, limit the area of signage to one-half square foot of sign area for each linear foot of primary street frontage, with a limit of eight square feet in area for any one sign. More sign area is appropriate for some of Ellicott City's larger buildings, where these limits would result in signs that are ineffective or not in scale with the building." As such, this building has some leeway for a larger sign. However, at the April 2016 meeting the Applicant proposed reducing the 56 square foot flat mounted sign to be 3 feet high by 5 feet wide for a total of 15 square feet.

The Applicant and Commission agreed to continue the meeting after the Applicant mentioned another business would be installing a sign in the future. Staff finds the new proposals are not in keeping with the Guidelines. The 81 square foot sign is too large and not proportionate to the space. The internally lit signs do not comply with Chapter 11.A, which recommends, "use indirect lighting or concealed light fixtures with concealed wiring to illuminate signs. If the light source will be visible, select a fixture compatible with the style of the building. Minimize glare by focusing the light on the sign." The Guidelines recommend against using, "internally lit plastic signs" and "signs made of modern materials that do not relate to the historic structures."

Staff Recommendation: Staff recommends approval of the sign presented at the April 2016 meeting to be 3 feet high by 5 wide as proposed by the Applicant in April. Staff recommends denial of all other signs proposed.

Testimony: Mr. Shad stated that Mr. Reuwer was already sworn in. Mr. Shad asked if there were any additions or corrections to the Staff comments. Mr. Reuwer said he preferred the sign proposed on Figure 32. Ms. Holmes said that the sign does not comply with the Guidelines as it is internally illuminated, which the Guidelines specifically recommend against. Ms. Tennor said the building is not historic and she finds that something to consider. Ms. Holmes pointed out that the Commission has had other application on non-historic buildings on Main Street. Ms. Holmes said that signs with individual metal letters have been approved, such as on the Visitor's Center, so it doesn't necessarily have to be a panel sign. Ms. Tennor asked if the CenterTek sign was illuminated. Ms. Holmes said it is illuminated, but was researched with this application and found that it does not have any approvals or permits. Mr. Roth said the arrangement of the signs on the brick (Figure 32) is more appropriate than on the stone. Ms. Tennor agreed. Ms. Tennor said the signs look good, but do not look historic. Ms. Holmes said the goal is not to set a precedent for approving these signs throughout the Historic District and that similar constraints exist on historic Tonge Row. The Commission further discussed sign options. Mr. Reuwer asked if they could table the application again and he would get his sign company to mock up paneled signs on the brick building.

Motion: There was no motion, but the all parties agreed to continue the application to June.

16-25 – 3713 Old Columbia Pike

Exterior alterations.

Applicant: Green Cross Garage, LLC

Background & Scope of Work: This building is located in the Ellicott City Historic District. The exact date of construction of this building is unknown, but it shows up on the 1959 Sanborn maps. The building is concrete block construction and the Commission determined at the July 2015 meeting that it was not of historic or architectural value to the district and approved extensive alterations to the exterior.

The Applicant now seeks approval to add a drop off zone to the front of the building, as suggested by the Department of Inspections, Licenses and Permits. As a result the size of the outdoor dining area will be reduced. The size of the overhang will not change. A brick sidewalk will be added in front of the building and a macadam vehicular drop-off lane will be added between the sidewalk and outdoor dining area. The Applicant also proposes to install a new 'side' door on the front of the building as shown in Figure 34 and 35 below. The original plans converted that door into a window, but the Applicant would now like the door to remain. The new door will be a full lite Jeld Wen white steel door.



Figure 33 - Existing conditions



Figure 34 - Existing side door



Figure 35 - Proposed drop off area and side door

Staff Comments: Staff has no objection to the proposed valet area, as it does not appear the design of the building will change other than the size of the fenced in area reduced. The creation of the valet area also provides a larger buffer between outdoor diners and the street. The Applicant confirmed with Staff that the size of the overhang will not change.

Although this building was determined not to be of historic and architectural value, the door on the side of the building being kept in place complies with Chapter 6.G, which recommends against, “unnecessarily replacing original doors and entrance features on historic buildings.” The steel door will match the material of the main front door.

Staff Recommendation: Staff recommends Approval as submitted.

Testimony: Mr. Reuwer was already sworn in. Mr. Shad asked if there were any additions or corrections to the Staff comments. Mr. Reuwer stated he met with the Department of Inspections, Licenses & Permits, who wanted to see handicap accessibility on the front of the building. Ms. Tennor asked what the yellow line on the plan was. Mr. Reuwer said that was the new curb. Ms. Zoren said there are some differences between the plan and the three dimensional views submitted. Mr. Reuwer said the drop off is only intended for one car at a time. Ms. Burgess asked if there are any issues with traffic and concerns from the Department of Public Works. Mr. Reuwer said there were not any problems.

Motion: Mr. Roth moved to approve as submitted. Ms. Zoren seconded. The motion was unanimously approved.

16-08 –8505-8507 Main Street, Ellicott City (continued from March and April)

Exterior alterations.

Applicant: Troy Samuels

Ms. Holmes stated the Applicant requested this case be continued to the next meeting.

Additional Business

There was no additional business. Mr. Allan Shad moved to adjourn. Ms. Eileen Tennor seconded. The motion was unanimously approved and the meeting was adjourned at 9:40pm.

*Chapter and page references are from the Ellicott City or Lawyers Hill Historic District Design Guidelines.

Beth Burgess, Executive Secretary

Allan Shad, Chair

Yvette Zhou, Recording Secretary